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ourn or an all-year home until you have seen it. We urge you to VISIT HOWARD BEACH AT

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APARTMENTS TO LET—UNFURNISHED. APARTMENTS TO LET—UNFURNISHED. APARTMENTS TO LET—UNFURNISHED. APARTMENTS TO LET—UNFURNISHED. Efficient Management WOOD. W.H.DOLSO Broadway, Cor. 80th Street Tel. Schuyler 3800 BRANCHES:-140 B'way, 373 Fifth Av. 265 CENTRAL PARK WEST 171 West 71st St., N. E. Corner of Broadway. | South Corner of 87th St. Most central location. 5-7-8-10 Rooms, 2-3 Baths 7 Rooms, 2 Baths \$1,500 to \$1,800 \$1,400 to \$3,600 Including electric light and refrigeration, BARNARD-THE CLIFDEN-106 Central Park West. South Cor. of 71st St. S. E. Cor. 99th St. & Riverside Drive. 6-7-8-9 Rooms, 2-3 Baths \$1,100 to \$2,500

BRAENDER-

EVELYN-

101 W. 78th St.

CASTLETON

142d to 143d St.

BUILDING CODE REVISED

AFTER MANY ATTEMPTS

All Interests United for First Time in Framing square foot. The result of this is that Regulations---No Politics in It---Many

After several attempts during the last eight or nine years the revision of the building code bids fair to be an accomplished fact. With the adoption by the Board of Aldermen at its meeting the Board of Aldermen at its meeting and complexity of New York. The code is the work of Rudolph P. Miller, buildings and according to construction of buildings and bustness is the work of Rudolph P. Miller, buildings; and according to construction into fireproof, non-fireproof, and frame.

Practically every section of the old code has been changed materially. Ordinances that have so far been

adopted in revised form, with the principal changes, are as follows:
Article 2 on materials of construction

ignated to apply. Among the materials

must be assumed for floors used for dif-ferent purposes. Generally speaking the

155 RIVERSIDE DRIVE-

South Corner 88th Street.

Including Refrigeration.

Overlooking the Park.

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With 16 Closets. One Apartment left.

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5, 6, 7 and 8 Rooms Rents \$500 to \$900

cally the same as heretofore. The allowable loads on steel, cast from and word columns have been changed to

buildings; and according to construction into fireproof, non-fireproof and frame. It was found sometimes difficult to draw the line between buildings of different classes so far as occupancy is concerned. In general it may be said that residence buildings are buildings in which people sleep; public buildings are buildings in which the public, either voluntarily or involuntarily, congregates for different purposes, including court houses, thea-

purposes, including court houses, thea-tres, churches and schools and institu-tions for the care, treatment or legal detention of persons. Business buildings

include, under the article, all other buildings, among them office buildings, factories and stables. The provisions as to what constitute fireproof, non-fire-

proof and frame buildings are practi-cally those applying to those types of

Article 5, entitled restricted areas,

covers the fire limits and also a new restricted zone designated as suburban

The Bronx and Brooklyn and Queens have been extended and the new limits defined. The suburban limits section applies to Manhattan, where it includes

all that part of the borough not within the fire limits; The Bronx, in which two large sections are defined, and Brooklyn.

Queens has no suburban limits because of the large areas as yet unimproved, and for a similar reason Richmond has

been emitted from both restrictions. One amendment has been made since this ordinance was passed last year, remov-

ing the limitation of time within which

Article 11, partition fences and walls,

construction heretofore.

418 Central Park West, South Cor. of 102d St.

7, 8 and 9 Rooms, 2-3 Baths \$1,500 to \$2,400 POWELLTON-

229 West 97th St., N. E. Corner Broadway. 6-8-9-10 Rooms, 1-3 Baths \$1,050 to \$2,200 CHERBOURG

West 92d St., N. Cor. of Central Park West. Overlooking the Park. 9-10 Rooms, 3 Baths. \$1,500 to \$2,000 THE IRVING ARMS-

222 Riverside Drive. 8 and 9 Rooms, 3 Baths \$1,000 to \$1,800

FLORENCE COURT-W. Cor. Amsterdam Ave. and 176th St. Up to Date Apartments 3, 4 and 5 Rooms and Bath

Important Changes Made

ested in the growth and upbuilding of the cine years the revision of the code bids fair to be an acted fact. With the adoption by and of Aldermen at its meeting. Tuesday of the articles on construction, fireproof contains and reenforced concrete contains and reenforced concrete contains the features that seem to have estumbling blocks in the past oparently been disposed of. It that both the terra cotta interests

at both the terra cotta interests resented in the new code making by cinder concrete advocates, who

Active described by the first server of the Board of Aldermen those charged with the revision of a still white the server those charged with the revision of the Board of Aldermen those charged with the revision of a still when in good condition. The article provides for tests under the difference of the Board of Aldermen those charged with the revision of the Board of Aldermen those charged with the revision of the still when in good condition. The article provides for tests under the di-

sie to deal justly with every one article provides for tests under the di-

article provides for tests under the direction of the Superintendent of Buildings for new materials or materials not position not to quibble over trivial inicalities. It would seem that the level feeling was that the necessity a proper and workable building code the city was so great that no quests of personal or political advantage lid be allowed to interfere.

article provides for tests under the direction of the Superintendent of Buildings for new materials or materials not provided for specifically in the chapter. For several of the materials of construction, unless the rules of the superintendent of Buildings for new materials or materials not provided for specifically in the chapter. For several of the materials of the materials or materials not provided for specifically in the chapter. For several of the materials of the superintendent of Buildings for new materials or materials not provided for specifically in the chapter. For several of the materials of the superintendent of Buildings for new materials or materials not provided for specifically in the chapter. For several of the materials of construction, unless the rules of the superintendent of the superinten

suld be allowed to interfere.
Rudelph P. Miller, former Superindent of Buildings of Manhattan and low engineer in charge of the revision

at the passage of the three articles or recent meeting of the board made at that politics did not solve in

ar that politics did not enter in any construction and the minimum loads that

i more or less responsible for offices met in the past because

forts through alleged political

ed providing for fireproof con-

nt of Buildings of Manhattan and engineer in charge of the revision

into the work of this revision. Mr.

N. E. Cor. Madison Av. & 41st. Tel., Murray Hill-1481 Offers a number of desirable Apartments, some of which are ready for immediate occupancy. -THE WELLSMORE--S. E. Cor. 77th St. & Broadway.

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Manhattan Beach

a frame building may be moved from one lot to another within the fire limits. contains little that is new, but codifies and clarifies the situation created by the three sets of ordinances hefetofore existsigned more in accordance with the practice of the present day in that their sizes are determined more by the amount of the dead load than the live loads with the come on them. In other words, the same principle is applied to footings as has been heretofore recognized in the design of columns rangely that the proof floors. Brick arches, constructed provisions within a tricle naturally centres around the forms of columns rangely that the

onstruction, continuing also the present

tion. It specifies the main requirements for the workmanship in the manufacture

duced from the present practice, but ar increased depth in the blocks and an in-crease in the thickness of shells and Article 13 on masonry construction is one of those that were passed at the last meeting of the board. The most striking change perhaps, and one overwhich there was more or less controversy, is the provision allowing the use of hollow buildings blocks for the exterior walls of buildings of less than forty feet in height and in buildings of skeleton construction, provided they are faced with at least four inches of brick work. The present practice as to the thicknesses of walls is continued with some few minor changes, except that in buildings of skeleton construction twelve inch walls may be used throughout the entire height of the building, as against the old provision requiring an increase of thickness in such walls in the lower sections of buildings more than seventy-

Article 29 on plumbing and other sys-tems of piping was among the first of the articles to be revised and adopted.

Sancia secretario de la companya del companya de la companya del companya de la companya del la companya de la BRONX REAL ESTATE FOR SALE. | BRONX REAL ESTATE FOR SALE. Every Evening at Home Means a Vacation at City Island The City Property Surrounded by Water and Country that here, the And here, the And here, the sports that accompany open so All these are here awaiting your mood take advantage of the opportunity now to build at the advantage of the opportunity now to build at the advantage of the opportunity now to build at the advantage of the opportunity now to build at the advantage of the opportunity now to build at the advantage of the opportunity now to build at the opportunity now to build at the opportunity now to build at the opportunity of the prices are at rock bottom.

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New York Office, 31

Sales

\$19,013,760 SPENT BY KINGS BUILDERS

six Months Building in Brooklyn Has Resulted in 2,297 New Homes and Factories.

planned was 103 less. The number was avenue.

Three story dwellings with stores are

tens. It specifies the main requirements for the workmanship in the manufacture for the workmanship in the manufacture to the workmanship in the matches to the workmanship in the manufacture to the workmanship in the matches to the workmanship in the mat

teen and ten, all of the one and two farmily type. Nine tenements are to be built at a cost of \$285,000, and four-teen miscellaneous structures costing \$102,300, a total of ninety-four operations, the estimated cost of which is \$629,800.

\$639.800.
The Kockmore Realty Company, which has been operating extensively in the Borough Line section of East New York, is to spend \$59,000 for twenty-two one family brick dwellings on the west side of Forbell avenue, because the control of the tween Glenniore and Pitkin avenues. Another operation in the East New York section is that of ten two family dwelltotals \$19.013.760, as compared with \$22,509.985 for the corresponding period of 1914. This is a loss of \$3.396.225, cost of \$5.6,000, on the north side of cost of \$5.6,000, on the north side of \$1.000. although the number of buildings Seventy-fifth street, west of Seventh

planned was 103 less. The number was 2,297, against 2,400 in the first six months of last year.

Alterations showed an increase of \$712,368. Permits were issued for 1,780 changes in 1915, as compared with 1,773 in 1914.

Three story dwellings with stores are to be exceeded at the southwest corner of Nostrand avenue and Sterling place. Greenman-Macquire, Inc., will build five for \$31,000 and at the northwest corner of Lafayette aver of Eighty-sixth street and Seventh avenue and Sevent

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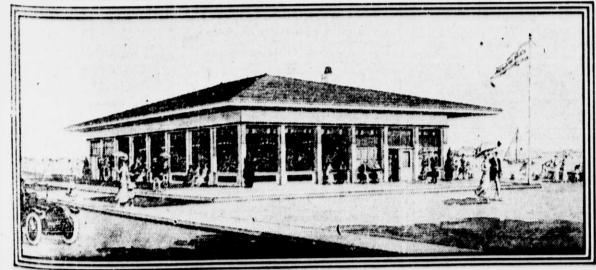


NEW JERSEY. "NUTLEY IN A NUTSHELL."

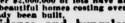
Fine Casino at Howard Beach, New Jamaica Bay Shore Social Centre

modicus dance floor, tea room,
The Casino is directly on Hawtree residents of Howard Beach and visits, dressing rooms and shower Canal, about 400 feet from the bay, at to this waterfront home development.

baths for bathers. The exterior is finished in white and vermillion, while the interior is decorated for the summer in white and marine green. A veranda of the Casino a fishing pier, 500 feet long, extending to deep water in the bay, is counted for recreation purposes, contains a commodious dance floor, tea room, and shower. The Casino is directly on Hawtree described and safe bathing beach is a splendid and safe bathing beach is a short distance away. Directly in front of the Casino a fishing pier, 500 feet long, extending to deep water in the bay, is under construction. There are two tennis courts on the landward side of the casino are free to all provided the piece of the Casino are free to all provided the piece of the Casino and shing pier, 500 feet long, extending to deep water in the bay, is under construction. There are two tennis courts on the landward side of the casino are free to all provided the piece of the Casino are free to all provided t







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into the work of this revision. Mr. are said:

In the many conferences that were attempted to the sevanticles thus far adopted there was articles thus far adopted there was the slightest disposition on the particle of the sevent any political or influence, but all who expressed thereof in the different topics under it to present, or ally or in writing, asing settions or criticisms they had alse. I found that there was a gendisposition and cooperation to sea a proper code even on the part of ewho were considered the active operate in the controversies over the ious attempts at revision."

In residence buildings are not beaded to the extent assumed by the old building code is now every for the working stresses is offset in the case of timber, however, the working stresses on the timbers ordinarily used are raised above those of the old code. The stresses presents in the different topics under those of the old code. The stresses presents of the city. The President of the borough, and not the Aderman of the event of a dispute as to the necessity of a retaining wall or the district, is made the arbiter in the event of a dispute as to the necessity of the city. The President of the borough, and not the Aderman of the surface by the old law of 1892.

In Article 12 on excavations and foundations the old code has been closely followed. The provisions, however, for taking care of neighboring buildings when an excavation is made have been strengthened so that the parties responsible for the care of the neighboring buildings must take care not only of such walls as may be immediately adjoining the excavation, but also of such the surface buildings was made the active operation to see the controversies over the controversies over

design of columns, namely, that the entire live load assumed on floors throughout the building is never realized on columns of footing.

The article also provides for the conditions under which concrete piles of different types may be used in building increased depth in the blocks and an increase type construction continuing also the present crease in the thickness of shells and construction, continuing also the present provisions for wood piles. The provisions for wood piles. The provisions regarding concrete piles are substantially those now contained in the rules of the Superintendents of Buildings. The old rule of thumb method of fixing the thickness of retaining walls has been replaced by a provision permitting the application of engineering principles to the design of such walls.

Article 13 on masonry construction is one of those that were passed at the

sections of buildings more than seventyfive feet in height.

Article 15 deals with the requirements and details of iron and steel construction. It specifies the male sections of buildings more than seventyindex necessary the sleepers, door buck and grounds when not exposed on any side need not be treated to make them fireproof.

Article 29 on plumbing and other sys-